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PLANNING COMMITTEE

Wednesday, 17 April 2019

<u>Present:</u>	Councillor	S Foulkes (Chair)	
	Councillors	B Kenny RL Abbey G Davies D Elderton S Frost	K Hodson T Jones M Jordan S Kelly I Lewis
<u>Deputy:</u>	Councillor	J McManus (In place of AER Jones)	
<u>Apologies:</u>	Councillor	P Cleary	

140 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 21 March 2019.

Resolved – That the minutes of the meeting held on 21 March be approved.

141 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked whether they had any personal or prejudicial interests in connection with any application on the agenda and if so, to declare them and state the nature of the interest.

Councillor G Davies declared a prejudicial interest in item 4 – Land at Northbank, Dock Road, Wirral and item 13 – Tree Preservation Order No WR0391 Bronte, 39 Column Road, Newton by virtue of his position as Cabinet Member for Housing and Planning.

Councillor S Foulkes declared a prejudicial interest in item 9 – Ashton Court, Banks Road, West Kirby and item 12 – Land at Delamere Avenue, Eastham, by virtue of his position of board member for Magenta Living.

142 REQUESTS FOR SITE VISITS

Members were asked to request all site visits before any application is considered.

No such requests were made.

APP/18/0047: LAND AT NORTHBANK, DOCK ROAD WIRRAL - THE ERECTION OF A SPECIALIST CARE VILLAGE COMPRISING 72 CARE SPACES INCORPORATED INTO SIX HOUSEHOLD CLUSTERS, 34 APARTMENTS AND 3 GUEST BEDROOMS WITH ANCILLARY FACILITIES, ASSOCIATED CAR PARKING, LANDSCAPING AND NEW VEHICULAR AND PEDESTRIAN ACCESS FROM THE PUBLIC HIGHWAY

Councillor G Davies declared a prejudicial interest in this matter and left the room during its consideration (minute 141 refers).

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by Councillor T Jones and seconded by Councillor R Abbey it was –

Resolved – (11:0) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 3. No development shall be occupied until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, cycleways, street lighting, surface water drainage, traffic signs, road markings, street furniture, access onto the adjacent highway has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA written approval prior to occupation of the development.**
- 4. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.**
- 5. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.**

6. No tree felling, scrub clearance, vegetation management, ground clearance and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub, hedgerows and vegetation shall be checked first by an appropriately experienced and qualified ecologist to ensure no breeding birds are present. If any breeding birds are found to be present, details of how they will be protected shall be submitted to and approved in writing by the Local Planning Authority.

7. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, including recycling facilities, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

8. No development shall commence until the final detailed sustainable drainage design¹ for the management and disposal of surface water from the site based on the principles and details identified in the following submission has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:

- **Plot 2 Wirral Waters Birkenhead, Foul and Surface Water Drainage Strategy (Vol 1 Revision 3 for Belong Construction January 2019 Project 6910 TRP Consulting)**

9. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy and maintained in perpetuity in accordance with an Operation and Maintenance Plan approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

The approved scheme shall be fully constructed prior to occupation in accordance with the approved details and timetable embodied within the approved Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Also prior to the occupation of any properties the applicant must submit 'as built' drainage design/layout drawings and a final Operation and Maintenance Plan detailing how any elements of the sustainable drainage system, not adopted by the Water and Sewerage Company, will be maintained in perpetuity.

**10. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on and listed as follows:
P4455-1001 Planning - Location Plan**

P4455-1100 Planning - Existing Site Layout, P4455-1101 Planning - Existing Site Elevations, P4455-1200 Planning - Proposed Site Plan, P4455-1201 Planning - Proposed Ground Floor, P4455-1202 Planning - Proposed First Floor, P4455-1203

Planning - Proposed Second Floor, P4455-1204 Planning - Proposed Third Floor, P4455-1205 Planning - Proposed Fourth Floor, P4455-1206 Planning - Proposed Fifth Floor, P4455-1207 Planning - Proposed Sixth Floor, P4455-1208 Planning - Proposed Roof Plan, P4455-1350 Planning - Proposed GA Elevations Sheet 1 of 3, P4455-1351 Planning - Proposed GA Elevations Sheet 2 of 3, P4455-1352 Planning - Proposed GA Elevations Sheet 3 of 3, P4455-1702 Planning - Site Perspectives Sheet 1 of 2, Design and Access Statement, D&A appendix

11. The proposed landscaping shall be completed before the accommodation hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.

12. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

13. The bistro, Library and hairdressers hereby approved shall be used only in conjunction with and ancillary to the approved specialist care village.

14. A report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority

The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.

If, during the course of development, any contamination posing unacceptable risks is found, which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority

15. A Construction Environment Management Plan (CEMP) should be produced and agreed prior to any works commencing on site. The CEMP should provide the detail on how certain activities associated with all aspects of the works including remediation and construction, will be limited in time, location or noise level to minimise the risk of disturbance to SPA birds. This should include details of:

- **acoustic mitigation measures and appropriate noise monitoring to ensure that noise disturbance to interest features of the designated site(s) is reduced.**
 - **pollution prevention measures to reduce risk of pollutants entering the watercourse**
 - **lighting strategy during construction to reduce light spillage onto the designated site(s) and supporting functional habitat (e.g. dock waters).**
 - **temporary provision of cormorant roosting habitat in Winter 2019-20**

16. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

17. No development shall commence until the applicant has submitted a written scheme of investigation for archaeological work for approval in writing by the Local Planning Authority. The work shall be carried out strictly in accordance with the approved scheme.

18. Prior to the commencement of works, the installation of acoustic hoarding between the development of the site and dock wall to a specification agreed with the Council. The approved scheme shall be implemented in full.

19. Prior to the commencement of development, an updated Wirral Waters SPA Bird Mitigation Strategy to include an ornithological watching brief method statement and details of SPA qualifying species monitoring for agreement by the Council. The updated Mitigation Strategy shall be implemented in full.

20. The proposed works are to be timed to avoid periods of severe winter weather. Specifically, high disturbance works must be temporarily suspended if local temperatures (as recorded by the Met Office data and/or available site-specific measurements) are below zero degrees centigrade for a period of 7 consecutive days, and remain suspended until temperatures reach above zero degrees centigrade for a period of 3 consecutive days. The relevant nature conservation bodies should be informed of when works are suspended and recommenced.

144 **APP/18/01234: LITTLE MUNDENS, 43 FARR HALL DRIVE, HESWALL, CH60 4SE - TWO STOREY EXTENSION TO EXISTING PROPERTY AND NEW BUILD PROPERTY AND ASSOCIATED GARAGE WITHIN SAME PLOT**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion by Councillor K Hodson and seconded by Councillor D Elderton it was –

Resolved (6:6) (On the Chair's casting vote) – That the application be refused for the following reason:

1. The proposed development would result in a cramped form of development that would not reflect the spacious context that informs the character of the area. In particular, the sub-division of the plot and the scale of the new dwelling proposed would not be of a scale which relates well to surrounding property, in particular with regards to existing densities and form of development along Farr Hall Drive. Therefore, it is considered that the proposal would result in a detrimental change in the character of the area. As such, the proposal would be contrary to Policy HS4 (New Housing Development) of the Wirral Unitary Development Plan.

145 **APP/18/01236: VACANT SHOP, 15 POULTON ROAD, SEACOMBE, CH44 6LB - CHANGE OF USE FROM SHOP (GROUND FLOOR) AND RESIDENTIAL (UPPER FLOORS) TO 7 BEDROOM HMO**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by Councillor R Abbey and seconded by Councillor T Jones it was –

Resolved (11:1) – That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 15 January 2019 and listed as follows: 5246-2 Revision B.

3. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

4. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, including recycling facilities, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.

5. No part of the development hereby approved shall be occupied until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

146 **APP/18/01425: 52 ETON DRIVE, THORNTON HOUGH, CH63 1JS - ERECTION OF A REAR DORMER WINDOW**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

A Petitioner addressed the Committee.

The Applicant addressed the Committee.

A Ward Councillor addressed the Committee.

It was moved by Councillor M Jordan and seconded by Councillor K Hodson that the application be refused.

The motion was put and lost (4:8).

On a motion by Councillor B Kenny and seconded by Councillor R Abbey it was –

Resolved (8:4) – That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 1st November 2018 and listed as follows: plan/drawing numbers E050-000 (date 19.09.2018), E050-005 (date 28.06.2018) and amended plan received on 15th April 2019, plan/drawing number E050-007 revision D.

147 **APP/18/01554: HOLLY BANK, 53 FARR HALL DRIVE, HESWALL, CH60 4SE - INSTALLATION OF TWO AIR SOURCE HEAT PUMPS**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by Councillor R Abbey and seconded by Councillor K Hodson it was –

Resolved (12:0) – That the application be approved subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25 February 2019 and listed as follows:

- **509 A014 (Air Source Heat Pump) dated 21 February 2019**

2. The Air Source Heat Pumps hereby permitted shall be of the Samsung EHS Monobloc GEN5 AE120 type and installed in accordance with the manufacturer's recommendations. No heat pump shall be replaced with a unit of a different type without the further grant of planning permission by the Local Planning Authority.

148 **APP/18/01625: ASHTON COURT, BANKS ROAD, WEST KIRBY, CH48 0RJ - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 14 NO. NEW BUILD RESIDENTIAL PROPERTIES**

Councillor S Foulkes declared a prejudicial interest in this matter and left the room during its consideration (minute 141 refers).

Vice-Chair in the Chair.

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

A Petitioner addressed the Committee.

The Agent addressed the Committee.

On a motion by Councillor S Kelly and seconded by Councillor I Lewis it was –

Resolved (6:5) – That the application be refused for the following reason:

1. The proposed development is contrary to Policy CS22 (Affordable Housing Requirements) of the emerging Core Strategy in that the application does not provide for on-site provision for affordable housing at a rate of 20%.

APP/18/0164: MANOR FARM, 130 BARNSTON ROAD, BARNSTON, CH61 1BT - MINOR EXTENSIONS AND ELEVATION AMENDMENTS TO 2 NO. EXISTING COTTAGES, CONVERSION OF EXISTING BUILDINGS TO 3 NO. NEW RESIDENTIAL UNITS AND ERECTION OF 5 NO. RESIDENTIAL UNITS WITH ACCESS AND CAR PARKING PROVISION AND LANDSCAPING; AND DEMOLITION OF 2 NO. BUILDINGS AND REMOVAL OF SILAGE CLAMP AREA AND REINSTATEMENT AS FIELD

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by Councillor R Abbey and seconded by Councillor B Kenny it was –

Resolved (12:0) – That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 17/1/19 and 19/3/19 and listed as follows: 17250 (SU)001B, 4016 01 A, 17250 (PL)105, 17250(PL)010D, 17250(PL)103B, 17250(PL)101C, 17250(PL)100B, 17250(PL)104A, 17250(PL)102B, 17250(SU)102* and 17250 (PL)210A.**
- 3. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced.**
- 4. Prior to the commencement of development, details of the proposed soft and hard landscaping, including the hedgerow around the periphery of the site, shall be submitted to and agreed in writing with the Local Planning Authority. The approved landscaping shall be completed before the dwellings hereby approved are occupied. Within 5 years of the implementation of the approved landscaping scheme, any plants which die or become diseased shall be replaced with an equivalent plant or tree.**
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions or alterations to the dwellings hereby approved shall be erected without the express consent of the Local Planning Authority.**
- 6. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT, arrangements for the storage and disposal of refuse including recycling facilities, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.**
- 7. The development hereby approved shall be carried out in accordance with the submitted Bat survey and Mitigation Strategy, TEP, March 2019 ref:704.02.001.**

APP/19/00001: FORMER PERSHORE HOUSE SCHOOL PLAYING FIELDS, GLENAVON ROAD, PRENTON - DEMOLITION OF NO. 81 GLENAVON ROAD AND ITS REPLACEMENT WITH A SINGLE DWELLING AND DOMESTIC CURTILAGE, AND THE ERECTION OF 31 NEW BUILD HOMES (OF WHICH 6 ARE SEMI-DETACHED AFFORDABLE HOMES AND THE REMAINDER DETACHED MARKET HOMES) WITH ASSOCIATED GARAGES, DRIVEWAYS, PRIVATE GARDENS, BIN STORES, MEANS OF ENCLOSURE AND A SUSTAINABLE DRAINAGE SYSTEM (SUDS), ALL TO BE ACCESSED FROM A SINGLE POINT OF ACCESS VIA GLENAVON ROAD (UTILISING THE EXISTING ACCESS POINT)

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by Councillor R Abbey and seconded by Councillor T Jones it was –

Resolved (11:1) – That the application be approved subject to a Section 106 Agreement, referral to the Secretary of State and the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced.**
- 3. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse including recycling facilities, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.**
- 4. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.**
- 5. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.**
- 6. Within 3 months of the date of this permission a landscaping plan shall be submitted to and approved in writing by the Local Planning Authority.**
- 7. Prior to the commencement of development a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.**

8. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

9. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub and hedgerows are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. This is in line with the recommendations within the consultants Protected Species Report. If present, details of how they will be protected would be required to be submitted to and approved in writing by the Local Planning Authority.

10. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of neighbouring property. The development shall be carried out as approved.

11. Construction of the development hereby approved shall not commence until the Local Planning Authority has approved in writing details and a timetable of works to provide an access road within the site. The work shall be implemented in accordance with the approved plans prior to the first occupation and retained as such thereafter.

12. No development shall commence until the final detailed sustainable drainage design¹, for the management and disposal of surface water from the site based on the principles and details identified in the following documents including but not limited to layout, method of discharge, storm water storage provisions and discharge rate has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:

- **Drainage Strategy: Proposed residential development at Glenavon Road, Prenton, CH43 0RD (June 2018 issue no P3 /18-1011-REP001-P3/Muir)**
- **Drainage Strategy drawing (March 2018/ rev P5/ Drawing Number 18-1011210/ Muir)**

13. The hard and soft landscaping scheme to be approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be

replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

14. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21st December 2019 and listed as follows: RBA_294_(2-)_A001 rev P01, RBA_294_(2-)_A002 rev P01, RBA_294_(2-)_A003rev P03, RBA_294_(2-)_004 rev P05 rev P03, RBA_294_(2-)_rev P04, RBA_294_(2-)_A102 rev P01, RBA_294_(2-)_A103 rev P01, RBA_294_(2-)_104 rev P01, RBA_294_(2-)_A105 rev P01, RBA_294_(2-)_A106rev P01, RBA_294_(2-)_106 rev P01,RBA_294_(2-),rev P01, RBA_294_(2-)_rev P01, RBA_294_(2-)_A110 rev P01, RBA_294_(2-)_A111 revP01, RBA_294_(2-)_A112rev P01, RBA_294_(2-)_A113rev P01, RBA_294_(2-)_A114 rev PO1, & 18-1011-210

15. Prior to the first occupation of the development, the proposed lighting scheme shall be submitted to and agreed in writing with the Local Planning Authority, The lighting scheme should be designed so that it protects ecology and does not result in excessive light spill onto the areas in line with in line with recommendations within the consultant's Protected Species Report (Bats) and Bat Transect & Automated Survey Report. The approved scheme shall be implemented in full.

16. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

17. Prior to occupation details of the leaflet for the sales pack that will identify, describe and promote the use of local parks and leisure centres shall be submitted to and agreed in writing with the Local Planning Authority. The approved leaflet shall be given to all new residents of the scheme.

18. The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details

19. No development shall take place until an assessment is carried out in accordance with authoritative technical guidance (CLR11), has been submitted to and approved in writing by the Local Planning Authority.

If any contamination posing unacceptable risks is then found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.

If, during the course of development, any contamination posing unacceptable risks is found, which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority.

20. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;**
- (ii) Any rate of surface water discharge shall be restricted to 6.5 l/s (if it is agreed that infiltration is discounted by the investigations); and**
- (iii) A timetable for its implementation.**

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and no surface water shall discharge to the combined public sewer.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

21. Foul and surface water shall be drained on separate systems.

151 **APP/19/00132: LAND AT DELAMERE AVENUE, EASTHAM, WIRRAL, CH62 9ED
- ERECTION OF 6 NEW HOUSES AND 6 NEW APARTMENTS WITH CAR
PARKING ALONG WITH ACCESS ROAD**

Councillor S Foulkes declared a prejudicial interest in this matter and left the room during its consideration (minute 141 refers).

Vice Chair in the Chair.

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by Councillor G Davies and seconded by Councillor D Elderton it was –

Resolved (11:0) – That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 28th January 2019 and listed as follows: 1887-00A; 1887-07D; 1887-08D; 1887-09C**
- 3. Before any construction above ground level commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 4. No development shall commence until the final detailed sustainable drainage design, for the management and disposal of surface water from the site, demonstrating compliance with the discharge hierarchy and in accordance with the principles identified in the following preliminary documents, including but not limited to a restricted discharge rate of 5 l/s and the offering of all communal elements of the surface water drainage system for adoption by United Utilities at adoptable standards, has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:**
 - Drainage Strategy and Flood Risk Assessment (Delamere Avenue, Eastham, Wirral/ CL8198/ SWF Consultants)**
 - Proposed Drainage Layout (07.11.18/ rev A/ Drawing Number CL8198-01/ SWF Consultants)**
- 5. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing**

embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority. 'As built' drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

6. No development shall take place until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, footpaths, street lighting, surface water drainage, traffic signs, TROs, road markings, tactile paved pedestrian crossings, street furniture, access onto the adjacent highway has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA written approval prior to occupation of the development

7. The development shall not be occupied until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided and retained, unless otherwise agreed in writing with the Local Planning Authority in accordance with the approved scheme. The scheme shall include:

- 1) The numbers, type, tenure and location of the site of the affordable housing provision to be made;
- 2) The timing of the construction of the affordable housing;
- 3) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced.

8. Prior to the commencement of any building works above ground level, full details of the hard and soft landscaping of the site (including all boundary treatment) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the proposal and shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

9. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

10. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT, arrangements for the storage and disposal of refuse including recycling facilities, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

152 **TREE PRESERVATION ORDER NO WR0391 BRONTE, 39 COLUMN ROAD, NEWTON, CH48 8AN**

Councillor G Davies declared a prejudicial interest in this matter and left the room during its consideration (minute 141 refers).

A report by the Corporate Director for Economic and Housing Growth informed the Committee of an objection to Wirral Borough Council Tree Preservation Order No WR0391 and recommended that the order should be confirmed.

On a motion by Councillor K Hodson and seconded by Councillor D Elderton it was -

Resolved (11:0) – That the Council Tree Preservation Order No WR0391 be confirmed.

153 **APPEAL DECISIONS BETWEEN 01.01.2019 AND 31.03.2019**

The Corporate Director for Economic and Housing Growth submitted a report detailing planning appeals decided between 01/01/19 and 31/03/19.

Resolved – That the report be noted.

154 **VOTE OF THANKS**

As it was the last meeting of the municipal year the Chair gave thanks to officers and paid tribute to Councillor D Elderton who had served on the Planning Committee for 19 years.

Councillor D Elderton responded by also thanking officers for their support.